GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Urban Development Authority - Change of land use from Residential land use to Commercial land use for Door No. 6-201 in Sy. No. 109p of Rajam (V) &(M), Srikakulam District to an extent of 966.44 Sq. Mts after deducting the road widening area to an extent of 53.08 Sq. Mts. the net site area to an extent of 913.36 Sq. Mts applied by Smt A. Kavitha– Draft variation – Confirmation - Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 236 Dated: 23-07-2018
Read the following:-

1. From the VC, VUDA, Visakhapatnam, Lr.Rc.No. 11015/2017/L9, Dated:21.03.2018.
2. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
4. Government Memo No. MAU01-28021/18/2018-M SEC-MAUD(M1), Dated: 14.05.2018.
5. Notification No.180, Dated:15.05.2018 published in Part-I of Andhra Pradesh Gazette.
6. From the Vice-Chairman, VUDA, Visakhapatnam, Lr.Rc.No. 11015/2017/L9, Dated:09.07.2018.

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**ORDER:**

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.180, Part-I, Dated:15.05.2018. In the letter 6th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, the applicant has paid the conversion charges to VUDA vide receipt No. 1235/2018-19, dated 06.07.2018. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:23.07.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,Vijayawada.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner, Rajam Nagar Panchayat, Srikakum District.

[Contd..2..]

**Copy to:**
The applicant through the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Srikakulam.
The District Collector, Srikakulam District
SC/SF.

//FORWARDED:: BY ORDER//

SECTION OFFICER

**APPENDIX**
**NOTIFICATION**

The following variation to the land use envisaged in the Lr. No. 11180/07/V, dt. 19.07.2008, preparation of G.T.P Scheme (M.P), Rajam Nagar Panchayat, C.R. VUDA has prepared existing land use map (map-I) and proposed land use Map (Map-2) on behalf of Municipal Council, Rajam.

**VARIATION**

The site falling in Sy. Nos. 109 part of Rajam (V), Rajam Nagar Panchayat & Mandal, Srikakulam District falling in VUDA area, admeasuring an area of 913.36 Sq. mts. The boundaries of which are given in the schedule below which was earmarked for Residential use in Draft Master Plan prepared by DTCP vide Lr. No. 11180/07/V, dated 19.07.2008, Rajam Nagar Panchayat CR for a formal approval is now designated as Commercial land use which was shown in Rajam Town outline development plan (General Town Planning Scheme) and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions:-

1. the applicant shall handover the site affected area in road widening of existing 20'-0" to 40'-0" on western side, to the authority at free of cost through registered gift deed
2. the applicant shall obtain approval of building plans for construction of buildings from Rajam Nagar Panchayat duly paying necessary charges to Rajam Nagar Panchayat, Srikakulam District and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Rajam Nagar Panchayat before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

[Contd..3..]

SCHEDULE OF BOUNDARIES

North : Existing Peda Harijana built-up area.
East :Vacant site of Sri Sharvind Karthikeya.
South :Existing 20'B.T (R&B) Road proposed to 100' wide road as per Rajam Town outline development plan
West : Existing 20'C.C Road proposed to 30' wide road.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER